



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 285-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, August 6, 2015

Subject: 506 North Crescent Drive (PL1510565)

A request for an R-1 Design Review Permit to allow the façade remodel of an existing one-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Beverly Capital LLC – Property Owner

Recommendation: Conduct public hearing and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting approval of a façade remodel of an existing one-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The proposed style is identified by the applicant as Classical Style; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed design lacks a coherent consistent style. The precast surrounds appear too heavy and massive. In addition, they appear out of scale and would benefit from additional space between the top of the precast and the coping. Overall the proportions need some additional refinement. Staff has not included project-specific conditions of approval related to these comments but the Commission may wish to consider these comments during their review and analysis of the project.

It should be noted that the property has very tall hedges in the front yard setback which do not meet current code. A condition of approval has been added to the resolution which states that the hedges shall be trimmed and maintained at three feet (3') maximum.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:

Georgana Millican, Associate Planner
(310) 285-1121
gmillican@beverlyhills.org



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ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property, along with the block face, be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, July 24, 2015; the site was posted on Friday, July 24, 2015. To date, staff has not received any comments in writing in regards to the submitted project.



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Attachment A

Detailed Design Description
and Materials (applicant prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

- A Indicate Requested Application:**
- Track 1 Application (Administrative Review)
 - Project must adhere to a pure architectural style identified in the City’s Residential Design Style Catalogue. The Catalogue is available online at: <http://www.beverlyhills.org/cbhfiles/storage/files/filebank/3435--Residential%20Design%20Catalog%20May%202008.pdf>
 - Plans must be prepared and stamped by an architect licensed in the State of California.
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
 - Track 2 Application (Commission Review)
 - Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required (see Section 5 for public notice requirements).

B Briefly describe the architectural style(s) that you are proposing and how the proposed materials, finishes and proportions aid in achieving the style(s):

The purpose of the proposed work is to enhance the appearance of the existing residence while maintaining the existing envelope, windows, and openings unchanged. Pre-cast moldings and new smooth finish exterior plaster are to be applied to the residence. The pre-cast elements will employ a Classical vocabulary. The completed structure is to be off-white in color throughout with dark natural stone paving at the existing entry.

The existing garage is to be removed and a new three car garage constructed. The design elements of the new garage will match those proposed for the residence.

- C Identify the Project Zoning** (City Zoning Map available online at <http://gis.beverlyhills.org/>)
- | | | |
|--|----------------------------------|--|
| <input type="checkbox"/> R-1 | <input type="checkbox"/> R-1.5X2 | <input checked="" type="checkbox"/> R-1.8X |
| <input checked="" type="checkbox"/> R-1X | <input type="checkbox"/> R-1.6X | |
| <input type="checkbox"/> R-1.5X | <input type="checkbox"/> R-1.7X | |

D Site & Area Characteristics

Lot Dimensions: 91.16' x 149.68'13631 Lot Area (square feet): 13,640 SF

Adjacent Streets: Alley to south and east. Park way is one lot to the south

- E Lot is currently developed with (check all that apply):**
- | | |
|--|---|
| <input checked="" type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant | <input type="checkbox"/> Other: _____ |

F Are any protected trees located on the property? (See Beverly Hills Municipal Code Section 10-3-2900)?
 Yes No

If YES, provide the following information:

	<u>Quantity</u>	<u>Sizes</u>	<u>Reason for Removal</u>
Heritage:	N/A		
Native:	N/A		
Urban Grove:	N/A		

G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey? (available online at: <http://www.beverlyhills.org/citygovernment/departments/communitydevelopment/planning/historicpreservation/historicresources>)

Yes No If yes , please list Architect’s name: _____

SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A Describe your public outreach efforts to adjacent neighbors and property owners:

None

B Indicate the project zoning details pursuant to Beverly Hills Municipal Code Section 10-3-2400:

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:	match existing	14'-10'	match existing
Roof Plate Height:	22'-0"	8'-10"	8'-10"
Floor Area:	6,956 SF	4,121SF	Unchanged
Rear Setbacks:	35.85'	+/- 50'-0"	Unchanged
Side Setbacks:	S/E 21.3' cumulative	S/E 5.3' permitted	S/E Unchanged
	N/W 21.3' cumulative	N/W 4.8' permitted	N/W Unchanged
Parking Spaces:	3 garage enclosed spaces		

C List the specific materials and finishes for all the architectural features of the project (Be Specific):

FAÇADE (List all material for all portions visible from the street)

Material: Exterior plaster and painted precast elements
 Texture /Finish: Smooth
 Color / Transparency: to match Merlex 'Champagne' P107

WINDOWS (Include frame, trim, glass, metal, etc)

Material: Existing Pella windows - metal clad
 Texture /Finish: smooth
 Color / Transparency: dark bronze

DOORS (Include frame, trim, glass, metal, etc)

Material: Wood
 Texture /Finish: Smooth stained
 Color / Transparency: Mahogany

PEDIMENTS

Material: None
 Texture /Finish:
 Color / Transparency:

ROOF

Material: Existing flat - no changes
 Texture /Finish: Grey
 Color / Transparency: Not visible from street because of parapet

CORBELS

Material: None
 Texture /Finish:
 Color / Transparency:

CHIMNEY(S)

Material: Not visible from street
 Texture /Finish:
 Color / Transparency:

SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)

COLUMNS

Material: None
Texture /Finish: _____
Color / Transparency: _____

BALCONIES & RAILINGS

Material: None on front elevation
Texture /Finish: _____
Color / Transparency: _____

TRELLIS, AWNINGS, CANOPIES

Material: None
Texture /Finish: _____
Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: None on front elevation
Texture /Finish: _____
Color / Transparency: _____

EXTERIOR LIGHTING

Material: Metal
Texture /Finish: Smooth painted
Color / Transparency: Dark Bronze

PAVED SURFACES

Material: Existing concrete driveway to remain. New flamed Basalt stone at existing entry
Texture /Finish: Non-slip
Color / Transparency: Charcoal natural stone

FREESTANDING WALLS AND FENCES

Material: Metal with plaster pilasters
Texture /Finish: Smooth painted.
Color / Transparency: Metal: painted 'Stargazing' DE6336'. Pilasters: match house Merlex 'Champagne'

OTHER DESIGN ELEMENTS

Material: Precast concrete elements
Texture /Finish: smooth
Color / Transparency: Painted to match Merlex 'Champagne'

D Describe the proposed landscape theme. Explain how the proposed landscaping complements the proposed style of architecture:

Existing landscaping within front yard is to remain unchanged. Any landscaping damaged during construction will be replaced in kind.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS

A Clearly identify how your project adheres to each of the required findings of the Design Review Commission:

1. Describe how the proposed development’s design exhibits an internally compatible design scheme.

The proposed development is to utilize the existing building envelope, windows and openings. The existing front elevation windows serve the existing living room, bedroom and main bath.

2. Describe how the proposed development’s design appropriately minimizes the appearance of scale and mass, how the design enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.

The existing residence is single story and as such minimizes scale and mass. Neutral light value colors will contribute to minimize scale and mass.

3. Describe how the proposed development will enhance the appearance of the neighborhood.

The existing home has minimal visual and architectural integrity, with the proposed exterior alterations will present a more cohesive and consistent architectural appearance to the street. The proposed exterior improvements consist of the addition of precast trim elements around the existing windows and entry alcove. In addition a precast cornice, or crown element, is to be placed at the top of the existing roof parapet will serve to complete the architectural appearance of the elevation. Additional cosmetic improvements consisting of new entry doors, new basalt paving at the entry, new gates at the front yard, and a new three car garage. 

4. Describe how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.

As the existing building envelope is not being expanded upon, and given that it is a single story structure, the privacy of the neighbors will be preserved, and will continue to be unchanged.

5. Describe how the proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes and integrates appropriate features that will ensure harmony between old and new.

The facade of the existing home is to be altered while the envelope will remain unchanged. When completed the property will present a much more consistent, compatible, and attractive facade to the street.

SUSAN HEALY KEENE, AICP | Director

RAJ PATEL | City Building Official

JONATHAN LAIT | City Planner



COMMUNITY DEVELOPMENT DEPARTMENT

455 North Rexford Drive, 1st Floor

Beverly Hills, CA 90210

Tel. (310) 285-1141

www.beverlyhills.org

CERTIFICATE OF DESIGN COMPLIANCE

I certify that the design and documentation of the Water Efficient Landscape located at 506 N Crescent Dr. Beverly Hills CA 90210 complies with all the provisions of City of Beverly Hills, Water Efficient Landscaping, Ordinance Number 09-0-2574, as codified in Article 4, Section 4, of Title 9 of the City of Beverly Hills Municipal Code.

No new Landscape is proposed in the front yard. The existing landscape is to be maintained and any landscape damaged during construction to be replaced in kind.

Steve Bardwell Architect

Wet Signature of Licensed Landscape Designer

07-20-15

Date



Design Review Commission Report

455 North Rexford Drive

August 6, 2015

Attachment B
Project Design Plans



①



②



③



④



⑤



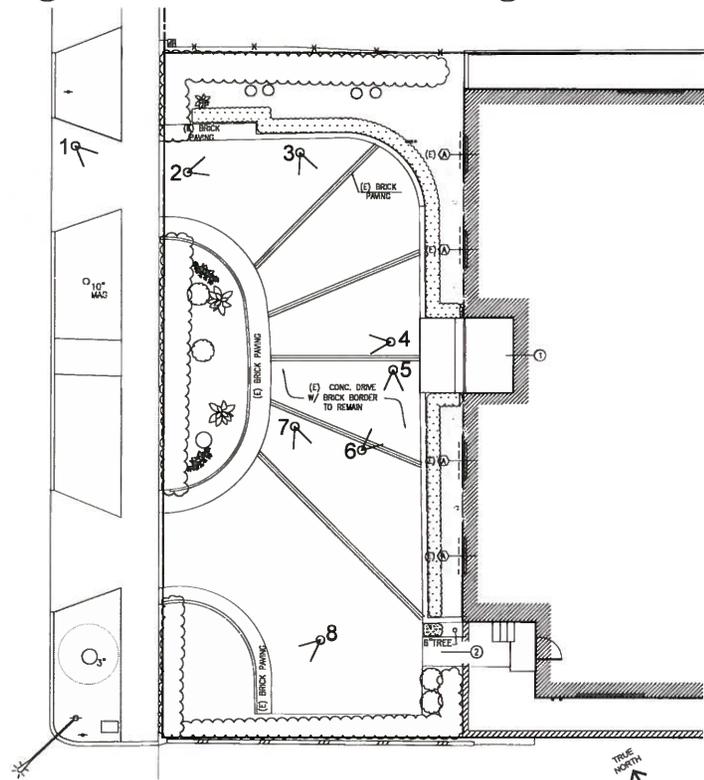
⑥



⑦



⑧



(E) RESIDENCE &
LANDSCAPE PHOTOS
1/16" = 1'-0"



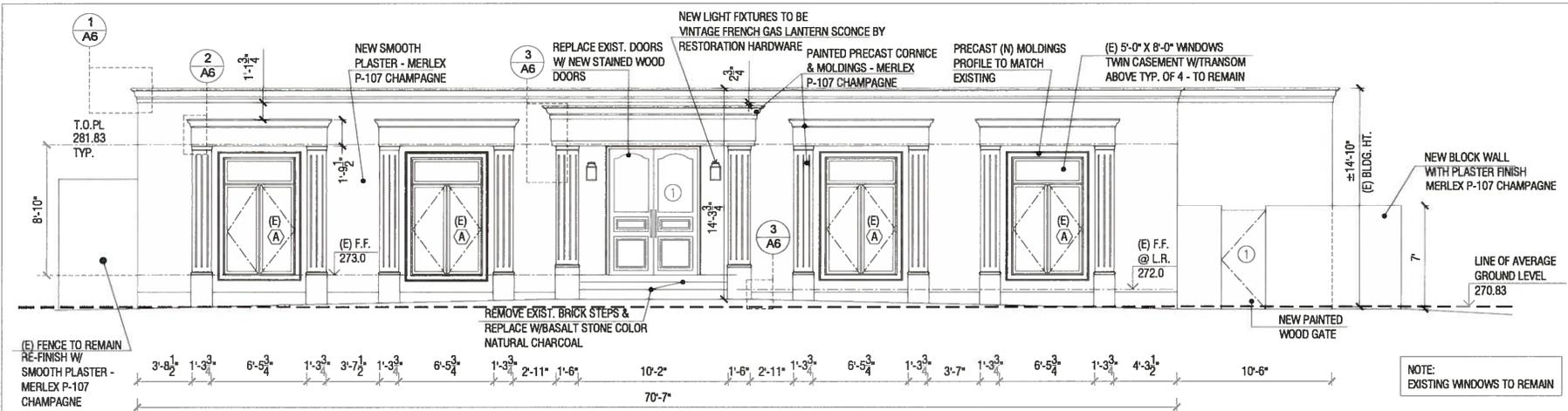
The owner warrants and represents that the information provided to the architect is true and correct. The architect shall not be responsible for the accuracy of the information provided by the owner. The architect shall not be responsible for the accuracy of the information provided by the owner. The architect shall not be responsible for the accuracy of the information provided by the owner.

NO.	DATE	REVISION

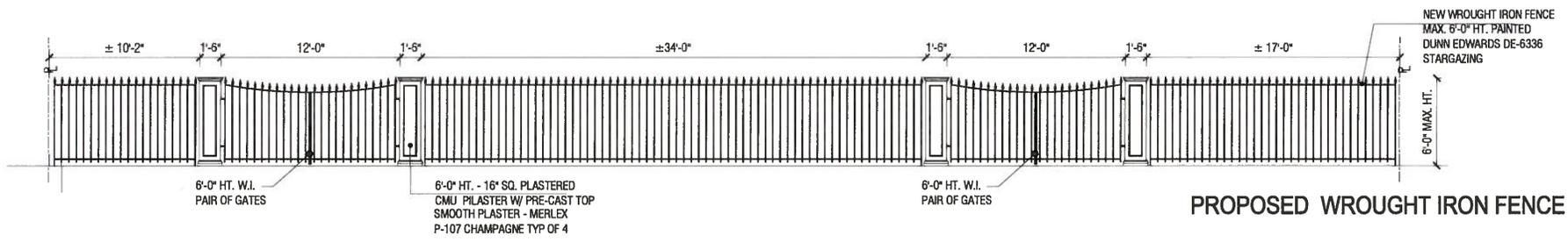
BARDWELL & ASSOCIATES, INC.
CASE ARCHITECTS
3885 CAMINO DE SOLANA,
SAN ANTONIO, TX 78249
(817) 784-5585

Additional & Alterations to the:
506 N CRESCENT DR.
BEVERLY HILLS, CA
90210
APN: 4344 005 001
Plot Date: 07-20-15

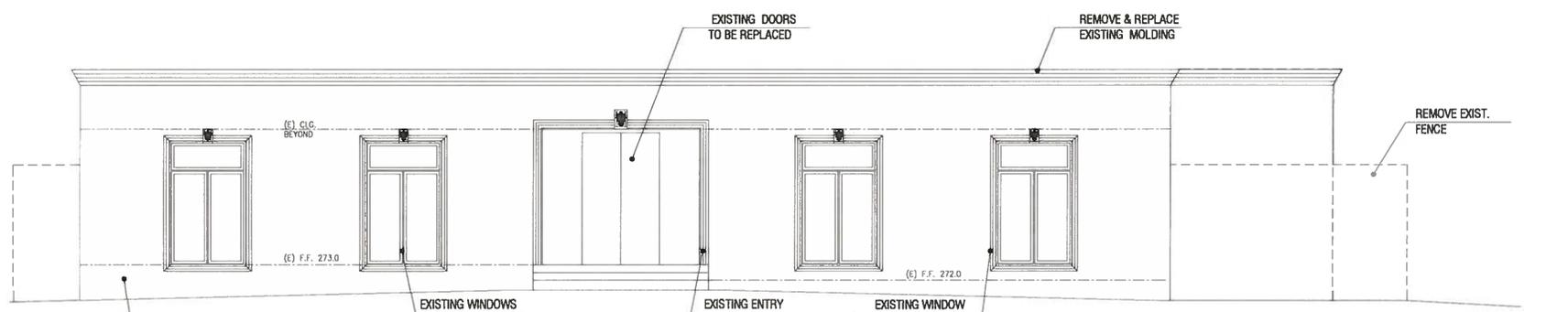
PROJECT NUMBER: 15-0300
DATE: 07-20-15
SCALE: 1/16" = 1'-0"
SHEET TITLE: (E) RESIDENCE & LANDSCAPE PHOTOS
SHEET NUMBER: A1.3



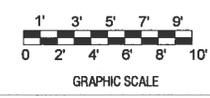
PROPOSED WEST ELEVATION



PROPOSED WROUGHT IRON FENCE



EXISTING WEST ELEVATION



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF BARDWELL & ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BARDWELL & ASSOCIATES, INC. ANY REVISIONS TO THESE PLANS SHALL BE MADE BY THE ARCHITECT AND SHALL BE INDICATED BY A REVISION TABLE AND A REVISION SYMBOL ON THE PLANS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE EXISTING CONDITIONS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND FOR PROTECTING THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SITES AND FOR PROTECTING THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE EXISTING CONDITIONS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND FOR PROTECTING THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SITES AND FOR PROTECTING THEM.

NO.	DATE	REVISION

BARDWELL & ASSOCIATES, INC.
CASE
 ARCHITECTS
 3885 CAMINO DE SERRANO,
 BERKELEY, CA 94704
 (415) 784-6585

Additions & Alterations to the:
 506 N CRESCENT DR.
 BEVERLY HILLS, CA
 90210
 APN: 4344 005 001
 Plot Date: 07-20-15

PROJECT NUMBER: 15-0300
 DATE: 07-20-15
 SCALE: AS SHOWN
 SHEET TITLE: WEST ELEVATION
 SHEET NUMBER: A3



The owner of this drawing and the architect warrant that the drawing is a true and correct representation of the work shown and that the drawing is not to be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The architect shall not be responsible for any construction or other work shown in this drawing unless it is specifically indicated as such in the drawing. The architect shall not be responsible for any construction or other work shown in this drawing unless it is specifically indicated as such in the drawing. The architect shall not be responsible for any construction or other work shown in this drawing unless it is specifically indicated as such in the drawing.

NO.	DATE	REVISION

BARDWELL & ASSOCIATES, INC.
CASE ARCHITECTS
 3885 CAMINO DE SOLANA, SUITE 100
 BEVERLY HILLS, CALIFORNIA 90210
 (818) 794-5285 FAX (818) 794-0920

Additions & Alterations to the :
506 N CRESCENT DR.
BEVERLY HILLS, CA
90210
 APN: 4344 005 001
 Plot Date: 07-20-15

PROJECT NUMBER	15-0300
DATE	07-20-15
SCALE	AS SHOWN
SHEET TITLE	WEST ELEVATION
CHEET NUMBER	A4



STREETSCAPE PHOTO MONTAGE
WITH LANDSCAPE



STREETSCAPE PHOTO MONTAGE
WITHOUT LANDSCAPE

The owner warrants that the information provided in this document is true and correct to the best of their knowledge and belief. The owner warrants that the information provided in this document is true and correct to the best of their knowledge and belief. The owner warrants that the information provided in this document is true and correct to the best of their knowledge and belief.

NO.	DATE	REVISION

**BARDWELL
& ASSOCIATES, INC**
CASE
A R C H I T E C T S
3885 CAMINO DE BOJANA,
BEVERLY HILLS, CA 90210
(818) 794-5295 FAX (818) 784-0935

Additions & Alterations to the :
506 N CRESCENT DR.
BEVERLY HILLS, CA
90210
APN: 4344 005 001
Plot Date: 07-20-15

PROJECT NUMBER	15-0300
DATE	07-20-15
SCALE	NOT TO SCALE
SHEET TITLE	STREETSCAPE PHOTO MONTAGE
SHEET NUMBER	A8



Additions & Alterations to the :
506 N CRESCENT DR.
BEVERLY HILLS, CA
90210
 APN: 4344 005 001
 Plot Date: 07-20-15

PROJECT NUMBER
 15-0300
 DATE
 07-20-15
 SCALE
 NOT TO SCALE
 SHEET TITLE
 RENDERING
 SHEET NUMBER
A9

BARDWELL
CASE
 & ASSOCIATES INC
 A R C H I T E C T S
 3885 CAMINO DE SOLANA, SUITE 200
 BEVERLY HILLS, CA 90210
 (818) 784-5285 FAX (818) 784-0930

NO.	DATE	REVISION

The user of these drawings and specifications is advised that the architect is not responsible for the accuracy of the information provided by the client or for the results of the construction. The architect is not responsible for the construction of the project or for the safety of the construction. The architect is not responsible for the construction of the project or for the safety of the construction. The architect is not responsible for the construction of the project or for the safety of the construction.



Design Review Commission Report

455 North Rexford Drive

August 6, 2015

Attachment C

DRAFT Approval Resolution

RESOLUTION NO. DR **XX-15**

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW **A FAÇADE REMODEL OF AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE** AT THE PROPERTY LOCATED AT **506 NORTH CRESCENT DRIVE (PL1510565)**.

The Design Review Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. **Steve Bardwell**, agent, on behalf of **Beverly Capital LLC**, property owner (Collectively the "Applicant"), has applied for an R-1 Design Review Permit for design approval of **a façade remodel to an existing one-story single-family residence** for the property located at **506 North Crescent Drive** which is located in the city's Central R-1 Zone.

Section 2. Beverly Hills Municipal Code Article 44, Chapter 3 of Title 10, authorizes the Design Review Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city's Central R-1 zone, subject to findings set forth in Beverly Municipal Code Section 10-3-4415.

Section 3. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city's local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the

subject activity could result in a significant effect on the environment. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 4. The Design Review Commission conducted a duly noticed public hearing on **August 6, 2015** at which time oral and documentary evidence was received concerning the application.

Section 5. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Design Review Commission hereby finds as follows with respect to the R-1 Design Review Permit:

A. The proposed development's design exhibits an internally compatible design scheme in that the project's proportions, form, fenestration, scale, mass, color and materials are representative of the architectural style and design scheme chosen for the building. These design elements, including existing or proposed landscaping, paving, or perimeter fencing or walls are internally compatible and consistent with the overall design.

B. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden like quality of the city and appropriately maximizes the use of required open space within the proposed architectural style. Specifically, the project, as conditioned, complies with applicable provisions of the municipal code that regulate overall building size, height, scale and mass. Additionally, the building provides appropriate building modulation and uses window

and other design components that minimize the visual bulk and mass. The garden quality of the city is maintained through appropriately proportioned paving in the required front yard and with the incorporation of existing or proposed plant material of appropriate sizes that complement the architectural style and help reduce overall mass and scale.

C. The proposed development will enhance the appearance of the neighborhood in that the new construction has been designed in context to the appearance, mass and scale of adjacent properties and other properties in the neighborhood. The project includes the use of high quality building materials and appropriately uses colors and design ornamentation that is appropriate to the neighborhood. Existing or new planting will promote the garden quality image and appearance of the city, consistent with city goals and existing mature landscaping in the neighborhood.

D. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors. The City's zoning regulations set forth maximum building height and mass standards with which this project, as conditioned, conforms. The project is being constructed in an urbanized environment and has other adjacent and nearby residences. To provide a reasonable expectation of privacy, the Design Review Commission, reviewed the placement of windows on the subject and adjacent properties, considered the location of private outdoor areas and evaluated the projects proposed and neighbors existing landscaping. Accordingly, based on this review, and as conditioned by this resolution, the project balances reasonable expectations for privacy and development.

E. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will

ensure harmony between old and new. Specifically, the project has been designed with an internally compatible architectural theme and is modulated in a manner that respects privacy and scale of development to adjacent properties. The project design, proportionality and landscaping is compatible with other properties in the general vicinity and the project reinforces a cohesive streetscape. In its review the Design Review Commission carefully studied the proposed project in context to adjacent properties and conducted individual site inspections or reviewed photographs of the surrounding group of homes.

Section 6. Based on the foregoing, the Design Review Commission hereby grants the request defined in this resolution subject to the following conditions:

Project Specific Conditions

1. The hedges located in the front yard setback shall be trimmed and maintained to a maximum height of three feet.

Standard Conditions

1. **Design Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
2. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
3. **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission

within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.

4. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades that are visible from the public street. The quality and detail of the rendering shall be subject to approval from the Director of Community Development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
5. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
6. **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Design Review Commission.
7. **Covenant Recording.** This resolution approving an R-1 Design Review Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development within 60 days of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder.

If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be **null and void** and of no further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state, or local law that would affect the Project.

8. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

9. **Appeals.** Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.

Section 7. The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the community development department.

Section 8. Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: **August 6, 2015**

Ryan Gohlich, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission